143.0	0004	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	862,400 / 862,400
					USE VALUE:	862,400 / 862,400
					ASSESSED:	862,400 / 862,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
20		COOLIDGE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MARTIN WINSLOW M/ETAL
Owner 2:	SCHIPPERT CORINNE
Owner 3:	
Street 1:	20 COOLIDGE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MARTIN WINSLOW M -
Owner 2:	-
Street 1:	20 COOLIDGE RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,350 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1925, having primarily Wood Shingle Exterior and 2174 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5350.000	391,000	7,000	464,400	862,400
Total Card	0.123	391,000	7,000	464,400	862,400
Total Parcel	0.123	391,000	7,000	464,400	862,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 396.69 | /Parcel: 396.6

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 92651

GIS Ref

GIS Ref

Insp Date 04/24/18

Parcel ID 143.0-0004-0001.0

!11095!

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	391,000	7000	5,350.	464,400	862,400	862,400	Year End Roll	12/18/2019
2019	101	FV	292,700	7000	5,350.	435,400	735,100	735,100	Year End Roll	1/3/2019
2018	101	FV	292,700	7000	5,350.	359,900	659,600	659,600	Year End Roll	12/20/2017
2017	101	FV	292,700	7000	5,350.	330,900	630,600	630,600	Year End Roll	1/3/2017
2016	101	FV	292,700	7000	5,350.	301,900	601,600	601,600	Year End	1/4/2016
2015	101	FV	285,300	7000	5,350.	296,100	588,400	588,400	Year End Roll	12/11/2014
2014	101	FV	285,300	7000	5,350.	275,200	567,500	567,500	Year End Roll	12/16/2013
2013	101	FV	285,300	7000	5,350.	261,800	554,100	554,100		12/13/2012

PRINT

Date	Time
12/11/20	01:18:11

LAST REV

Date	Time
05/14/18	10:19:20
apro	
11095	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MARTIN WINSLOW	31115-250		2/7/2000	Family	1	No	No		
MARTIN STEPHANI	26819-282		11/13/1996			No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/24/2016	1302	Solar Pa	17,100	C				
11/28/2007	1092	Manual	7,000	C		G9	GR FY09	convert gar to wor
6/20/2006	489	Redo Kit	14,000			G8	GR FY08	
11/23/2001	896	Addition	70,000	C				REMOVE PORCH-ADD R

ACTIVITY INFORMATION

Date	Result	By	Name
4/24/2018	TTL REFUSAL	BS	Barbara S
1/21/2009	Meas/Inspect	372	PATRIOT
5/20/2002	Permit Visit	PM	Peter M
10/15/1999	Meas/Inspect	264	PATRIOT
10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	92651
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5350		Sq. Ft.	Site		0	80.	1.09	9									464,401						464,400	

Total AC/HA: 0.12282 | Total SF/SM: 5350 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 464,401 | Spl Credit | Total: 464,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	Yes	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.13298059
Const Adj.:	0.98990101
Adj $ / SQ:	140.192
Other Features:	84523
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	480318
Depreciation:	89339
Depreciated Total:	390978

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	3	Baths:	1	HB	1				

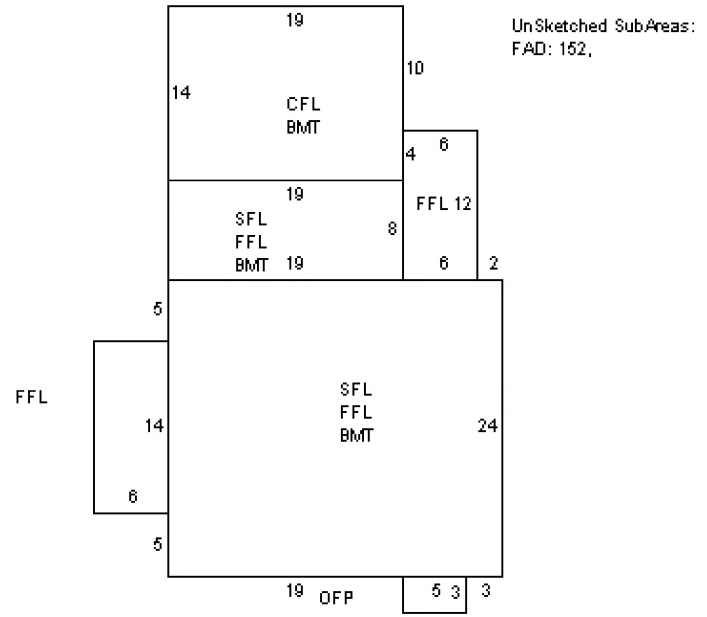
REMODELING

Exterior:	
Interior:	
Additions:	2001
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	M
Totals			
1	8	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	154.21
Special Features:	0	Val/Su Net:	120.12
Final Total:	391000	Val/Su SzAd	179.85

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,066	42.060	44,834
FFL	First Floor	956	140.190	134,024
SFL	Second Floor	800	140.190	112,154
CFL	Cathflr	266	147.200	39,156
FAD	Addition	152	140.190	21,309
OFP	Open Porch	15	43.560	653

Net Sketched Area:	3,255			Total:	352,130
Size Ad	2174	Gross Are	3255	FinArea	2174

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 143.0-0004-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
15	Shop	D	Y	1	11X19	G	VG	1930	42.13	T	20	101			7,000			7,000

More:	N	Total Yard Items:	7,000	Total Special Featues:	Total: 7,000